

**1 Ashleigh Avenue, Felixstow, SA 5070**



**House For Sale**

Monday, 22 January 2024

1 Ashleigh Avenue, Felixstow, SA 5070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 834 m2**

**Type: House**



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## Auction On-Site Saturday 10th February 10:00AM

Step into your first home or dream renovator with this charming three-bedroom, one-bathroom haven nestled in a quiet neighbourhood. The solid brick structure exudes timeless elegance, boasting a tidy street frontage. As you approach, the welcoming front porch beckons, leading to a grand entry room and separate formal lounge. The heart of this residence lies in its charming traditional kitchen and meals area, seamlessly flowing to a covered verandah, perfect for hosting gatherings or savouring quiet moments. The kitchen is suitably equipped with an electric oven, Puratap, raised breakfast bar, lots of overhead storage, bench space and a large pantry/storage area. Each of the bedrooms are generous in size and there is ducted air conditioning throughout the home for seasonal comfort. The family bathroom is ideally fitted with a separate bathtub and shower and a detached toilet for convenience. Unwind in this peaceful home with abundant opportunities for renovation. Step outside to the generous backyard complete with an entertaining verandah, a rainwater tank, chicken coop, and established fruit trees. Secure parking can be found in the double length carport, driveway, and double garage at the rear. The garage offers endless possibilities with a double sink and workshop space, as well as an underground storage cellar. Situated close to essential amenities, enjoy the convenience of Felixstow Reserve just a ten-minute walk or two-minute drive away, with Woolworths and Coles within a five-minute drive, and the city centre only ten-minutes away. Benefit from easy access to public transport, excellent educational facilities, and the serene Linear Park. Revel in the vibrant shopping, café, and restaurant precinct of The Parade, Norwood, just four kilometres away. Embrace a lifestyle of comfort and endless potential in this delightful home.

**Property Features:**

- Three-bedroom and one-bathroom home
- Grand entrance with additional living space
- Spacious front lounge room with a gas heater
- Combined kitchen and meals area with tiled floors
- The kitchen has a Puratap water filter, an electric stove, raised breakfast bar, and wooden cabinetry, with a large storage/pantry cupboard
- The bathroom has a bathtub, vanity, and shower, with a separate toilet and polished concrete floors
- Internal laundry with double sink and backyard access with polished concrete floors
- Reverse cycle ducted air conditioning for comfort
- Security system for peace of mind
- Curtains fitted throughout the home
- Carpet floors in the lounge, bedrooms, and hallway, with tile flooring throughout the rest of the home
- External roller shutters fitted on the windows
- Spacious rear verandah for entertaining
- Double length carport with roller door and extra parking in the driveway
- Additional double garage at the rear with a workshop area and double sink
- Large underground cellar for storage
- Chicken coop and rainwater tank in the large backyard with established fruit trees and neat lawn space
- Solid brick home with a neat frontage and gated entry

• Generous 834sqm (approx.) with 19.81m frontage creating endless potential

• Felixstow Primary School is only three minutes away

**Schools:** The nearby zoned primary schools are Felixstow Primary School and East Marden Primary School. The nearby unzoned primary school is East Torrens Primary School. The nearby zoned secondary school is Charles Campbell College. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing -** In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Norwood, Payneham & St Peters Zone | HDN - Housing Diversity Neighbourhood \ Land | 834sqm (Approx.) House | 308sqm (Approx.) Built | 1970 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa